



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 22, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Austin Colony Subdivision, First Amendment to the Amended and Restated Development and Public Improvement District (PID) Agreement between Tejas-Angleton Development, LLC. and the City of Angleton, Texas.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Austin Colony Development, PD No. 3, for the Austin Colony Development Agreement within PD No. 3, which was amended and adopted by City Council on January 10, 2023 under Ordinance No. 20230110-009. Due to the reconfiguration and reclassification of Austin Colony Blvd., the various sections were readjusted as a result. Austin Colony Drive will serve access to the proposed 50 lots in Section 1A, with a tie-in to CR 44, Anchor Road.

Mr. Wayne Rea requested that this item be placed on this agenda; however, after Administrative Staff and Legal met with our PID consultants and financial advisors, Bracewell and Hilltop Securities, on July 17, 2025, it was recommended that this item be pulled from the Agenda for the following reason:

The agenda item to amend the recently amended and restated Development Agreement needs to be pulled. There is no need to amend the Agreement to either add successors or assigns as there already is a section that addresses assignments and as to adding an additional projects, the DA does not require an amendment to add a project.

The requested changes are as follows:

1. **Definitions.** Definition of “Developer” shall be deleted in its entirety and replaced with the following:

“Developer” means Austin Colony Development, LLC, its successors and assigns. Austin Colony Development is a Texas limited liability company and wholly-owned subsidiary of Tejas Angleton Development, LLC.

2. **Section 2.13. Section 2A:** the following paragraph shall be added to **Section 2.13, Section 2A.**

“An eastbound left turn lane on Anchor Road, providing 120’ of storage, 200’ taper and 270’ to 540’ shifting taper, depending on the widening to center or to one side of the Anchor Road alignment. The left turn lane should be a minimum of 11’ width. The installation of the left turn lane will be entirely at the Developer’s expense and shall be constructed in accordance with the Brazoria County Roadway Design Criteria Manual. The City of Angleton shall have the right to review the design and inspect the construction of the left turn lane; however, Brazoria County shall approve the design, engineering, inspection and construction of the left turn lane”.

RECOMMENDATION:

The City Council should pull this item as proposed to amend the Austin Colony Subdivision Amended and Restated Development and Public Improvement District (PID) Agreement between Tejas-Angleton Development, LLC., and the City of Angleton, Texas, as recommended by the City Attorney.